

089.0

0001

0017.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

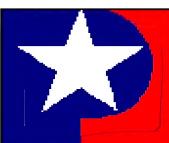
860,800 / 860,800

USE VALUE:

860,800 / 860,800

ASSESSED:

860,800 / 860,800


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 15-17 | | PINE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------------------|--|
| Owner 1: TOBIN ANN P | |
| Owner 2: | |
| Owner 3: | |

Street 1: 17 PINE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOPAS PAMELA J -

Owner 2: -

Street 1: 17 PINE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5317 | | Sq. Ft. | Site | | 0 | 70. | 1.09 | 5 | | | | | | | | | 405,657 | | | | | | 405,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 104 | | | | | | | 5317.000 | | 451,400 | | 3,700 | | 405,700 | | 860,800 | | | | | | | |
| Total Card | | | | | | | 0.122 | | 451,400 | | 3,700 | | 405,700 | | 860,800 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | 0.122 | | 451,400 | | 3,700 | | 405,700 | | 860,800 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | | | | | | | | | Land Unit Type: | | | | | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | | 089.0-0001-0017.0 | | | !7189! | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|------------|-------------------|--|--|----------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | PRINT | | | LAST REV | | |
| 2022 | 104 | FV | 451,400 | 3700 | 5,317. | 405,700 | 860,800 | | Year end | 12/23/2021 | | | | | | |
| 2021 | 104 | FV | 431,000 | 3700 | 5,317. | 405,700 | 840,400 | | Year End Roll | 12/10/2020 | | | | | | |
| 2020 | 104 | FV | 431,200 | 3700 | 5,317. | 405,700 | 840,600 | | 840,600 Year End Roll | 12/18/2019 | | | | | | |
| 2019 | 104 | FV | 335,700 | 3700 | 5,317. | 411,500 | 750,900 | | 750,900 Year End Roll | 1/3/2019 | | | | | | |
| 2018 | 104 | FV | 335,700 | 3700 | 5,317. | 307,100 | 646,500 | | 646,500 Year End Roll | 12/20/2017 | | | | | | |
| 2017 | 104 | FV | 315,000 | 3700 | 5,317. | 278,200 | 596,900 | | 596,900 Year End Roll | 1/3/2017 | | | | | | |
| 2016 | 104 | FV | 315,000 | 3700 | 5,317. | 266,600 | 585,300 | | 585,300 Year End | 1/4/2016 | | | | | | |
| 2015 | 104 | FV | 281,000 | 3700 | 5,317. | 226,000 | 510,700 | | 510,700 Year End Roll | 12/11/2014 | | | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|--|-----------|--|--------|-----------|-----------|--|------------|--|--------------|-----|-------|-------|-----------|--|--|--|
| Grantor | | Legal Ref | | Type | Date | Sale Code | | Sale Price | | V | Tst | Verif | Notes | | | | |
| SOPAS PAMELA J | | 41154-613 | | Family | 10/9/2003 | | | 174,000 | | No | No | | | | | | |
| | | 22143-248 | | | 6/22/1992 | | | | | No | No | A | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|-----------|----------------------|-----|---------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 11/17/2017 | 1542 | Porch | 14,000 | C | | | | | 11/9/2018 | MEAS&NOTICE | CC | Chris C | | | | | |
| 9/22/1997 | 603 | Manual | 4,200 | | | | | | 4/1/2009 | Measured | 197 | PATRIOT | | | | | |
| | | | | | | | | | 4/4/2000 | Inspected | 264 | PATRIOT | | | | | |
| | | | | | | | | | 1/20/2000 | Measured | 163 | PATRIOT | | | | | |
| | | | | | | | | | 12/1/1981 | | MM | Mary M | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

| | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|--------------|-------------------------|------------------------------------|--------------|-----------|---------|-------------------------|------------|--------|------|----------------------|--------|-------|------------|--------------|--------------|--------|-------|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | |
| Type: | 13 - Multi-Garden | | | Full Bath: | 2 | Rating: | Average | | | | | | | | | | | | | | | |
| Sty Ht: | 2 - 2 Story | | | A Bath: | | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: | 2 | Total: | 2 | 3/4 Bath: | | Rating: | | | | | | | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: | 1 - Wood Shingle | | | A HBth: | | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 2 | Rating: | Good | | | | | | | | | | | | | | | |
| Color: | MAUVE | | | A Kits: | | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | | Rating: | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1925 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | AV - Average | 31. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | |
| Prim Int Wal | 2 - Plaster | | | Functional: | | % | | Interior: | 2 | 5 | 2 | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | % | | Kitchen: | | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | % | | Baths: | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 31 | % | | Plumbing: | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 180.00 | | | Heating: | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: | 1.11666667 | | | General: | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.98000199 | | | COMPARABLE SALES | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 196.980 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 107500 | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 1 - Oil | | | Grade Factor: | 1.00 | | | | | | | | | | | | | | | | | |
| Heat Type: | 5 - Steam | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 2 | | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | Adj Total: | 654236 | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciation: | 202813 | | | Juris. Factor: | | | | Before Depr: | 196.98 | | | | | | | | | |
| | | | | Deprecated Total: | 451423 | | | Special Features: | 0 | | | Val/Su Net: | 107.53 | | | | | | | | | |
| | | | | | | | | Final Total: | 451400 | | | Val/Su SzAd: | 200.62 | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | | | |
| Make: | | | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 089.0-0001-0017.0 | | | | | | | | | | | | IMAGE | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | |
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1925 | 25.42 | T | 40 | 104 | | | 3,700 | | 3,700 | | | | | |
| More: N | Total Yard Items: | 3,700 | Total Special Features: | | | | | | | | | | | | | | | Total: | 3,700 | | | |